

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION

ROUTE 715, BRODHEADSVILLE, PA 18322

MINUTES OF MEETING –July 18, 2012

A regular meeting of the Chestnuthill Township Planning Commission was called to order by Chairman Larry Smith at 7:00 p.m. on Wednesday, July 18, 2012 at the Township Municipal Building, Rte 715, and Brodheadsville, Pa.

Present: Larry Smith, Nick Caprioli, Dick Rodenbach, Roger Kutzler, Nancy Beck, Sherry Harding, Atty. Tim McManus, Engineer Chris McDermott, David Albright (Township Manager) and Cathy Martinelli (Office Manager).

Absent: Matt Connell (Has sent a letter of resignation)

The **Pledge of Allegiance** to the Flag was led by Dick Rodenbach

Minutes. On motion made by Nick Caprioli, seconded by Dick Rodenbach it was voted to approve the minutes of the May 16, 2012 meeting, as distributed. (6-0) (June meeting cancelled)

Submittals:

Regency Plaza-Final Plan (Land Development) Keystone Engineering. Steve Gitch was present on behalf of this plan. Engineer McDermott comment letter dated July 11, 2012 said this plan is complete and can be accepted for review. On motion made by Dick Rodenbach, seconded by Nick Caprioli it was voted to accept this plan for review. (6-0) (Plan date 7/3/12) **(90-day review ends 10/18/12)**

Plan Review:

Dollar General-MBC Development (Land Development Plan) Richard Yutko, PE. Engineer McDermott's comment letter dated July 17, 2012 and Atty. McManus comment letter dated July 18, 2012 were reviewed. Atty. McManus suggested changing note # 12 on the plan to read "Driveway Penn-Dot Hop has been issued" A brief discussion ensued and on motion made by Nick Caprioli, seconded by Dick Rodenbach it was voted to recommend conditional approve of this plan subject to satisfactorily addressing Engineer McDermott and Atty. McManus comment letters. (6-0) (plan date 5/1/12) **(90-day review ends 8/16/12)**

Pleasant Valley School District. (Preliminary Plan) Quad Three Group, P.E. It was asked via phone to table this plan tonight. On motion made by Dick Rodenbach, seconded by Nancy Beck it was voted to table this plan. (6-0) (Plan date 3/16/11) **(Open ended waiver)** (SEO: no sewage planning required)

J&D Holdings. (Preliminary Land Dev Plan) Millennium Design Services Co. A fax has been received from Atty. Joseph S. Wiesmeth that they are withdrawing the land development plan. The Planning Commission members acknowledged receipt of this written withdrawal.

Rita's (Land Development Plan) Jena Engineering. It was asked via phone to table this plan tonight. On motion made by Dick Rodenbach, seconded by Nancy Beck it was voted to table this plan. (6-0)(Plan date 11/2/11) (Accepted 12/21/11) (**open ended waiver**)

Jack Williams Tire & Auto. (REVISION TO THE PLAN) This plan was conditionally approved by the Planning Commission 3-21-12 and by the Board of Supervisors on 5/14/12; however, due to cost restraints they needed to revise the plan by reducing the pavement by 8,000 sq feet and changing the underground storm-water to above ground storm-water. This was a courtesy visit requested by the Board of Supervisors so that the Planning Commission was aware of the changes and given the opportunity to comment. The Planning Commission had no additional comments.

Sketch Plan. None.

Planning Module Approval. None.

Plans to be signed. None.

Other Business. None.

Public Comment. None.

Adjournment. There being no further business, on motion made by Nick Caprioli, seconded by Sherry Harding it was voted to adjourn at 7:28 p.m. (6-0)

Respectfully submitted,

Cathy A. Martinelli
Recording Secretary